



Chairperson Roberts called the regular meeting to order at 6:30 p.m. Six commissioners were present. Absent was Commissioner Jahn with notice given last meeting. Glen Black, Director of Community Development and James Shoopman, City Planner also attended.

### **Changes to the Agenda**

There were none

### **Minutes**

Commissioner Bell commented that page 3 should include the discussion that Planning Commission would not require the applicant to continue the trail into the cemetery.

Commissioner Raley stated that the minutes weren't written the way they had talked about it.

Chairperson Roberts pointed out where East should be corrected to West within the subject of the trail connection. He requested to add the Planning Commission conclusion of allowing the substitution of 2" diameter trees in place of the white vinyl fence to serve as a buffer between uses of the proposed development and the cemetery.

Commissioner Bell requested that staff review the recording during page 5 and the 3 points of the motion (which he believes should include 2 more).

- 1) Recommend to council to accept priorities and 2) that Council assign responsibilities to staff

Chairperson Roberts affirmed the above correction.

Commissioner Raley motioned to accept the minutes as submitted by the secretary with the above mentioned changes from the last Planning Commission Regular Meeting that was held on September 8<sup>th</sup>, 2008. Commissioner Burnett seconded the motion. All were in favor and the motion carried.

### **Citizen Comments**

There were none.

### **City of Delta Rezone ~ located at 5<sup>th</sup> and Silver Street**

Chairperson Roberts opened the public hearing and requested staff's report and recommendations.

The following was presented by James Shoopman, City Planner:

***Request:***

*The City Manager is requesting that the zone district of this .62 acre parcel be changed from I-2 to B-3 in preparation to sell this parcel to the owners of Sisson Feed & Seed.*

**City of Delta Rezone ~ located at 5<sup>th</sup> and Silver Street continued...*****Request continued:***

*Sisson plans to purchase this parcel to expand their existing site at 405 W 5<sup>th</sup> St. which is currently zoned B-3*

*The B-3 zone district allows retail sales, feed storage, warehouses, and storage facilities.*

***Criteria for Rezoning:***

*According to section 17.04.270 of the City Municipal Code, amendments to the Zoning Map involving any change in the boundaries of an existing district or changing the district designation of an area shall be allowed **only** upon findings as follows:*

- 1. The amendment is not adverse to the public health, safety, and welfare; **and***
- 2. a. The amendment is in substantial conformity with the Master Plan; **or***
  - b. The existing zoning is erroneous; **or***
  - c. Conditions in the area affected or adjacent areas have changed materially since the area was last zoned.*

***Petitions:***

*As of October 2<sup>nd</sup>, 2008 (1) petition was received with (1) signatures in favor of the request.*

***Staff Recommendations:***

*Staff recommends approval of the requested zone change based on the following:*

- 1. The amendment appears to not be adverse to the public health safety, and welfare. Surrounding uses in the area have long been of a heavy commercial and industrial character. Additionally, the requested B-3 zone district is of a less intense nature than the currently zoned I-2 district, as it does not allow manufacturing, wrecking yards, or large processing operations (such as saw mills or mining extraction).*
- 2. Conditions in the area affected or adjacent areas have changed materially since the area was last zoned due to the railroad realignment and removal of the spur that previously ran into the site.*

***Example Motion:***

*I move that Planning Commission **recommend/not recommend** approval to City Council of the request to change the zone district of parcel number 3457-133-22-008 from I-2 to B-3, as shown on the attached survey plan upon the following conditions:*

- 1. Staff recommendations as discussed*
- 2. Planning Commission recommendations (if any)*

Chairperson Roberts requested public comment.

Randal Frazier, 707 Dodge Street, expressed concern of a gas station being allowed on the parcel. He asked if any future proposals for the property had been mentioned.

Mr. Shoopman, citing the City Code, reviewed the allowed uses within the B-1, B-2, and the B-3 zone districts.

Chairperson Roberts closed the public hearing and requested commissioner comment.

Commissioner Bell requested a summary of how the City conveys and sells property to specific individuals.

Commissioner Dearmin asked about extending the alleyway due to concerns of a utility pole and dumpster which appeared to obstruct the alley. Mr. Shoopman clarified that the utility pole is not located within the drive lanes of the alley.

**City of Delta Rezone ~ located at 5<sup>th</sup> and Silver Street continued...**

Chairperson Roberts stated that he disagreed with staff's argument that conditions in the area have changed materially since last zoned.

Commissioner Oelke stated that she supported the rezone request. Commissioners Burnett and Raley also stated their support of the rezone.

Commissioner Bell motioned that Planning Commission recommend approval to City Council of the request to change the zone district of parcel number 3457-133-22-008 from I-2 to B-3. Commissioner Raley seconded the motion. All were in favor and the motion carried.

**Commissioner Comments**

Commissioner Raley mentioned not receiving a full packet.

Commissioner Bell suggested that a letter of thanks be written to the consultant of the 2008 Comprehensive Plan Update.

Chairperson Roberts reminded staff that he would be absent from the next meeting.

Commissioner Bell relayed more of his ideas about the Comprehensive Plan.

Meeting adjourned at 7:04 p.m.

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Lee A. Barber, Executive Secretary